



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 900 John Nolen Drive

Name of Owner: 900 Nolen Residences, LLC & Causeway Office Centre Unit Owners Association, Inc.

Address of Owner (if different than above): 900 John Nolen Drive

Daytime Phone: 608 345 0701 Evening Phone: 608 345 0701

Email Address: twall@twallenterprises.com

Name of Applicant (Owner's Representative): Kirk Keller

Address of Applicant: 2310 Crossroads Drive, Suite 2000 Madison, WI 53718

Daytime Phone: 608 240 9900 x353 Evening Phone: 608 225 5684

Email Address: kkeller@prarch.com

Description of Requested Variance: Construct new ~20,000 SF commercial office building with 80 residential units and roof top green spaces over 80 below grade parking stalls. Project requests variance from the SE zoning district requirement of a 25' green space along the front yard. Request is an effort to retain an existing accepted private access easement to three owners properties. Each owner supports the efforts of this variance application.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>3-27-14</u>
Receipt: <u>151975</u>	Published Date: _____
Filing Date: <u>3/6/14</u>	Appeal Number: <u>032714-3</u>
Received By: <u>JK</u>	GQ: <u>ok!</u>
Parcel Number: <u>0709-361-0101-6</u>	Code Section(s): <u>28.085(4)(b)</u>
Zoning District: <u>SE</u>	_____
Alder District: <u>14 John Strasser</u>	_____

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

No approved street access is provided to several adjoining properties. A public bike path and adjacent freeway access, an irregular shaped triangular site, and a utility easement that had to be increased due to incorrect pipe placement are each unique site conditions.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The current access easement acts as a private street and is not contrary to public interest.

Emergency vehicle traffic is best served by the existing access easement configuration. A large public green belt exists which serves a similar purpose of providing a green belt separation.

3. For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

The usable area of the triangular site is compromised to achieve the highest and best use of the site. A compromised cross easement is created by requiring one land owner to alter the long serving successful access solution. A 60' to 70' green belt exists along the public right of way.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

The access easement is a pre existing condition that has set up the existing development pattern.

The condition to add a new 25' green belt was recently adopted in the January 2013 Zoning ordinance. This single application cannot be applied across multiple adjoining properties.

5. The proposed variance shall not create substantial detriment to adjacent property.

The existing access easement retains the clear and safe traffic and emergency vehicle pattern to this property and the adjoining properties that are party to the access easement. No detriment to adjacent properties occurs to the adjoining properties and all Owners support this request.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The existing condition retains the image of the area across multiple properties. All owners along the access easement support retaining the existing safe condition that keeps the look and function of the area. The proposed 900 Nolen project augments and adds landscaping in support.

Application Requirements

Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

☒	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
☒	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): ☒ Lot lines ☒ Existing and proposed structures, with dimensions and setback distances to all property lines ☒ Approximate location of structures on neighboring properties adjacent to variance ☐ Major landscape elements, fencing, retaining walls or other relevant site features Landscape by future Design/Build contractor ☐ Scale (1" = 20' or 1" = 30' preferred) 1:40 scale to show entire site ☒ North arrow
☒	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
☒	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
☒	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
☐	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
☐	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
☒	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
☒	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

900 Nolen Residences, LLC

Owner's Signature:



Date: March 5, 2014

Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, its Manager

----- (Do not write below this line/For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ **Approved** ☐ **Denied** ☐ **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:



T. WALL ENTERPRISES MANAGER, LLC

March 5, 2014

City of Madison
Department of Planning and Community and Economic Development
Building Inspection Division
215 Martin Luther King, Jr. BLVD.
Madison, WI 53701

RE: Variance Application (28.085(4)(b)) for 900 John Nolen Drive Project

Zoning Board of Appeals:

We are writing in support of the variance application that accompanies this letter and to give additional background on the site and the request. The format of this letter will follow the six standard variance questions.

1. **Conditions Unique to the Property.** The ordinance doesn't only affect the 900 John Nolen property, but it also affects the adjacent property owners and its users. The variance would allow to remain in place a long-established access road, which is the only access that the two adjacent property owners and users have to public roads. On the current private access road, it is estimated that during the workweek approximately 70 cars travel over it to the adjacent properties, and the result of the current ordinance disrupts this traffic flow and the safety of users, as described in 3, 4, and 5 below. Furthermore, the property line, on the John Nolen Drive side, abuts roughly 45' of green space before the paved public road.
2. **Not Contrary to the Intent of 28.085(4)(b).** It is the intent of the zoning ordinance 28.085(4)(b), that green space is required where there are two rows of parking and a drive aisle abutting the property line, which property line was anticipated to abut the paved public street. This site differs because the property line is along approximately 45' of green space (including a bike path) before the paved public street, John Nolen Drive. Therefore, this variance is not contrary to the intent of the ordinance because the property naturally has green space between the access drive and the paved public street.
3. **Unnecessary Burden of Ordinance.** Our primary concern is for the health and safety of the users of the current private driveway. If this easement is moved to accommodate the ordinance, then the private access drive would need to be moved such that the parking spots back directly into the drive aisle. If this relocation only affected the 900 John Nolen property that would be a different situation, but here it is estimated that close to 70 cars travel on the private driveway to access adjacent properties, including Target Interiors and Turville Bay MRI Center. The proposed variance would allow the long established circulation route, which visitors are accustomed to, to remain in place.

4. **Hardship Caused by Ordinance.** This is a long-established access aisle that would be effected by the ordinance, and such hardship would be shared by any property owner of 900 John Nolen Drive or any owner of the adjacent properties which can only access the public roads through this access drive.
5. **Variance will Benefit Adjacent Properties.** Granting the variance and allowing the existing access drive to remain is preferred for the adjacent properties because it allows for safe and efficient traffic-flow. The existing access drive is more efficient because cars can drive straight toward the adjacent properties rather than a curved drive aisle through a parking lot. It is also safe because it allows for delineation between the drive-aisle, where cars back out of parking spots, and the straight access drive directly to the adjacent properties. Hence the adjacent properties are in full support of this variance.
6. **Compatible with Immediate Neighborhood.** The variance would allow for this long-established circulation route to exist, unaltered, and would not deter from the immediate neighborhood but enhance the safety and efficiency of traffic-flow in the neighborhood.

As additional supporting information, the current SE zoning requires a minimum of 400 square feet of open area per residential unit. With 80 residential units proposed for the 900 Nolen Project a total of 32,000 square feet of open space is required. This proposed variance retains this requirement with additional area also provided per the chart below.

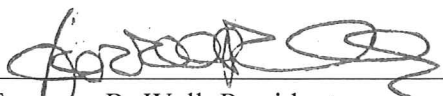
Type	Space	Usability Factor	Total Usability factor) (sqft *
Green Space on Grade	17,770 sqft	1.0	17,770 sqft
Developed Green Space with Common Rooftop Access	5,255 sqft	1.0	5,255 sqft
Second Floor Rooftop Terrace	2,879 sqft	0.75	2,159 sqft
Private Rooftop Patios	4,450 sqft	0.75	3,338 sqft
Private Balconies on Floors 2-5	6,910 sqft	0.75	5,183 sqft
TOTAL DEVELOPED OPEN AREA FOR THE 900 NOLEN PROJECT			33,705 sqft

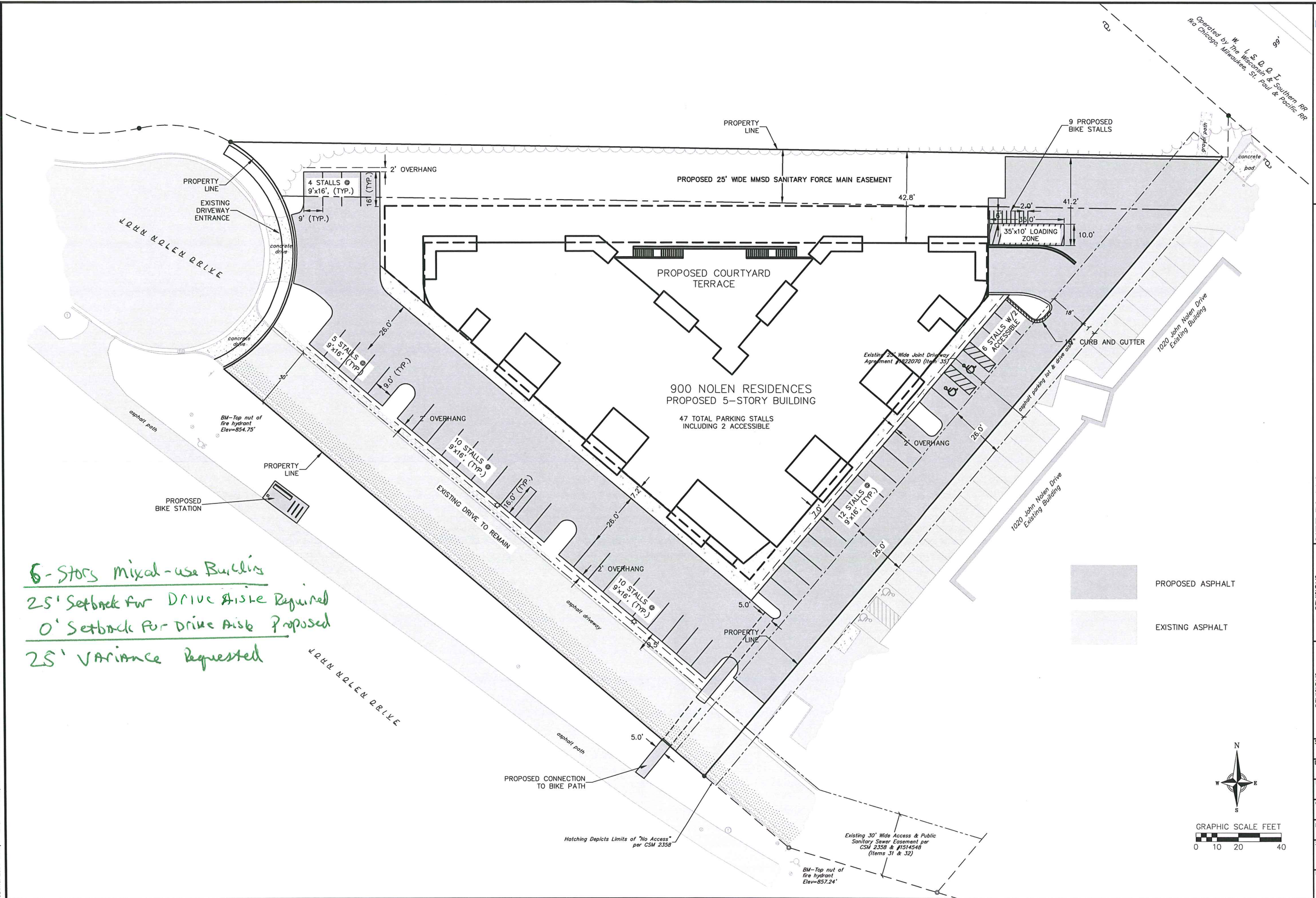
For the reasons above, we request that you would consider the variance before your board. If you wish to discuss this matter in greater detail, please call me at 608-345-0701.

Thank you.

900 Nolen Residences, LLC

By: T. Wall Enterprises Manager, LLC, its Manager

By: 
Terrence R. Wall, President



SITE PLAN
900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
CITY OF MADISON, WI

REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	9/4/13	PC/UDC SUBMITTAL			
SCALE					
1"=20' (24"x36")					
1"=40' (11"x17")					
DATE					
5/28/13					
DRAFTER					
JD0Y					
CHECKED					
PROJECT NO.					
130100					
SHEET					
3 OF 6					
DWG. NO.					
C102					

T.Wall Enterprises

900 Nolen Residences LLC

900 John Nolen Drive
Madison, WI 53713



PLUNKETT RAYSICH
ARCHITECTS, LLP

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2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618

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Project Information

Project Date: 02-17-2014
PRA Project Number: 130153-01

Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011
TYPE 1A BUILDING:
Assembly occupancy, Group A-3
Business occupancy, Group B
Storage occupancy, Group S-2
TYPE VA BUILDING:
Residential Occupancy, Group R-2
Zoning: City of Madison Ordinances

Type of Construction

New Construction
Lower Level and 1st floor, protected, type IA - Sprinklered - NFPA 13
Above 2nd floor, protected, type VA - Sprinklered - NFPA 13

Building Area

Parking Level: 29,642 SQ FT
1st floor: 23,087 SQ FT
2nd floor: 23,135 SQ FT
3rd floor: 20,182 SQ FT
4th floor: 20,182 SQ FT
5th floor: 20,182 SQ FT
Loft Mezzanine: 4,340 SQ FT
Total: 137,779 SQ FT

Dwelling Unit Count

FLOOR	UNIT TYPES							TOTAL/ FLOOR
	STUDIO	1 BED	1 BED ADA	1 BED +DEN	2 BED	LOFT (1 BED)	LOFT (1 BED) +DEN	
2	3	14	1	1	1			20
3	2	16	1	1	1			20
4	2	15	1	1	1			20
5/LOFT	2	7			1	9	1	20
TOTAL	9	52	2	3	4	9	1	80

Parking Requirements

Parking Stalls	Required By Zoning	Wall Racks	Regular Stalls	Accessible Stalls	Van Accessible	Total Stalls
Automobile	1 per unit		79		1	80
Boyle	1 per unit		80			80

Fireproofing Schedule, Fire-Resistive Rating Requirements

Type 1A Construction Rating:
Exterior Bearing Walls: 3 Hour
Interior Bearing Walls: 3 Hour
Columns: 3 Hour
Beams: 3 Hour
Roof Construction: 1 Hour
Floor Construction: 2 Hour
Non-Bearing Walls: 0 Hour

Type VA Construction Rating:
Exterior Bearing Walls: 1 Hour
Interior Bearing Walls: 1 Hour
Columns: 1 Hour
Beams: 1 Hour
Roof Construction: 1 Hour
Floor Construction: 1 Hour
Non-Bearing Walls: 0 Hour

Typical Type VA Ratings
Corridor Walls: 1 Hour
Unit Demising Walls: 1 Hour
Stair Enclosure Walls: 2 Hour



Project Location



Project Team

Owner

900 Nolen Residences, LLC Tel 608 345-0701
Causeway Office Centre Unit Owners Association, Inc. Tel 608 251-1526

Construction Manager

Encore Construction, Inc. Tel 608 270-9600
Fax 608 270-9691

Structural

Oneida Total Integrated Enterprises (OTIE) Tel 608 243-6470
(Under Separate Contract w/ Owner) Fax 608 241-3914

Civil

Vierbicher Associates, Inc. Tel 608 826-0532
(Under Separate Contract w/ Owner) Fax 608 826-0530

Landscape

The Bruce Company of Wisconsin, Inc. Tel 608 836-7041
(Under Separate Contract w/ Owner) Fax 608 831-4236

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED THEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN PLACE CONCRETE.
W6	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W6A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC.
W6G	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GALVANIZED COLD FORMED STEEL STUDS. SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. PROVIDE FIRE RATING AT FLOOR TO CEILING LOCATIONS.
W11	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W14	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOOKING METAL SEAM SYSTEM WITH 600 PREFINISHED FOLDED SEAM BRIDGES, FEL PAPER UNDERLayment ON 2 1/2" NAL BASE INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W53	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W54	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 10" X 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFI PARTITION: 2 HR RATED UL-R438 WITH 2-1/2" STEEL CH STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD INNER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE.
AH	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL-R438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
B4	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV2	INTERIOR FURRING (PARTITION): 1-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV4	INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
W8	INTERIOR FURRING (PARTITION): 5-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
W8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
V1	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V6	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V4A	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V4B	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V4B5	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL-R438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 56-58. SEE DETAIL E3811 AND B5911. SEE STRUCTURAL FOR SEAR REQUIREMENTS.
V24	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 16" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL-R438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 56-58. SEE DETAIL E3811 AND B5911. SEE STRUCTURAL FOR SEAR REQUIREMENTS.

NOTE #	FLOOR PLAN NOTE
200	DWELLING UNIT (B) OPEN, ADJUSTABLE SHELVES ON 3-SHELF STANDARDS. SHELVES TO BE 1-1/2" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLSTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 42" HIGH METAL GUARDRAIL, AT LOFT MEZZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BICYCLE RACK.
205	STOOP.
206	PROVIDE 36" MINIMUM SWING GATE AND LATCH; FINISH AND STYLE TO MATCH RAILING SYSTEM. 36" MIN. CLEAR OPENING.
207	DRAINING FOUNTAINS BY DESIGN/CONTRACTOR.
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
209	PAPER CHANGING STATION.
210	OVERFLOW EQUIPMENT.

FLOOR PLAN - SYMBOLS LEGEND	
	SECTION REFERENCE
	DETAIL REFERENCE
	WINDOW TYPE
	WALL/PARTITION TYPE
	FLOOR DRAIN - PITCH FLOOR TO DRAIN
	FLOOR PATTERN KEYNOTE
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	CEILING HEIGHT

- FLOOR PLAN - GENERAL NOTES**
- A. DIMENSIONS ON FLOOR PLAN TAKEN FROM FACE OF SHEATHING AT ALL EXTERIOR WALLS. OTHER DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL (NOMINAL) UNLESS OTHERWISE NOTED.
- B. ALL FIRE-RATED WALLS AND FLOOR/CEILING ASSEMBLIES SHALL HAVE A CONTINUOUS RATING, COMPLETELY ENCOMPASSING ALL STRUCTURAL ELEMENTS. CONTINUE FIRE RATING BEHIND SOFFITS, APPLIANCES, CASEWORK, FIXTURES, AND ALL OTHER CONCEALED SPACES.
- C. ALL PENETRATIONS IN UNIT DEMISING WALLS TO BE COMPLETELY SEALED.
- D. REFER TO SHEET #012 FOR UNIT DEMISING AND CORRIDOR WALL DIMENSIONS AND TYPES; TYPICAL FLOOR 2 THROUGH 5.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

PARKING LEVEL AND 1ST FLOOR
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

SECOND FLOOR AND ABOVE
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HVAC CLOSET PARTITIONS TO BE (A).

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET #16 FOR PARTITION TYPES.

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.

BIKE STORAGE 112 & TRASH ROOM 113: PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE X) TO 4'-0" A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

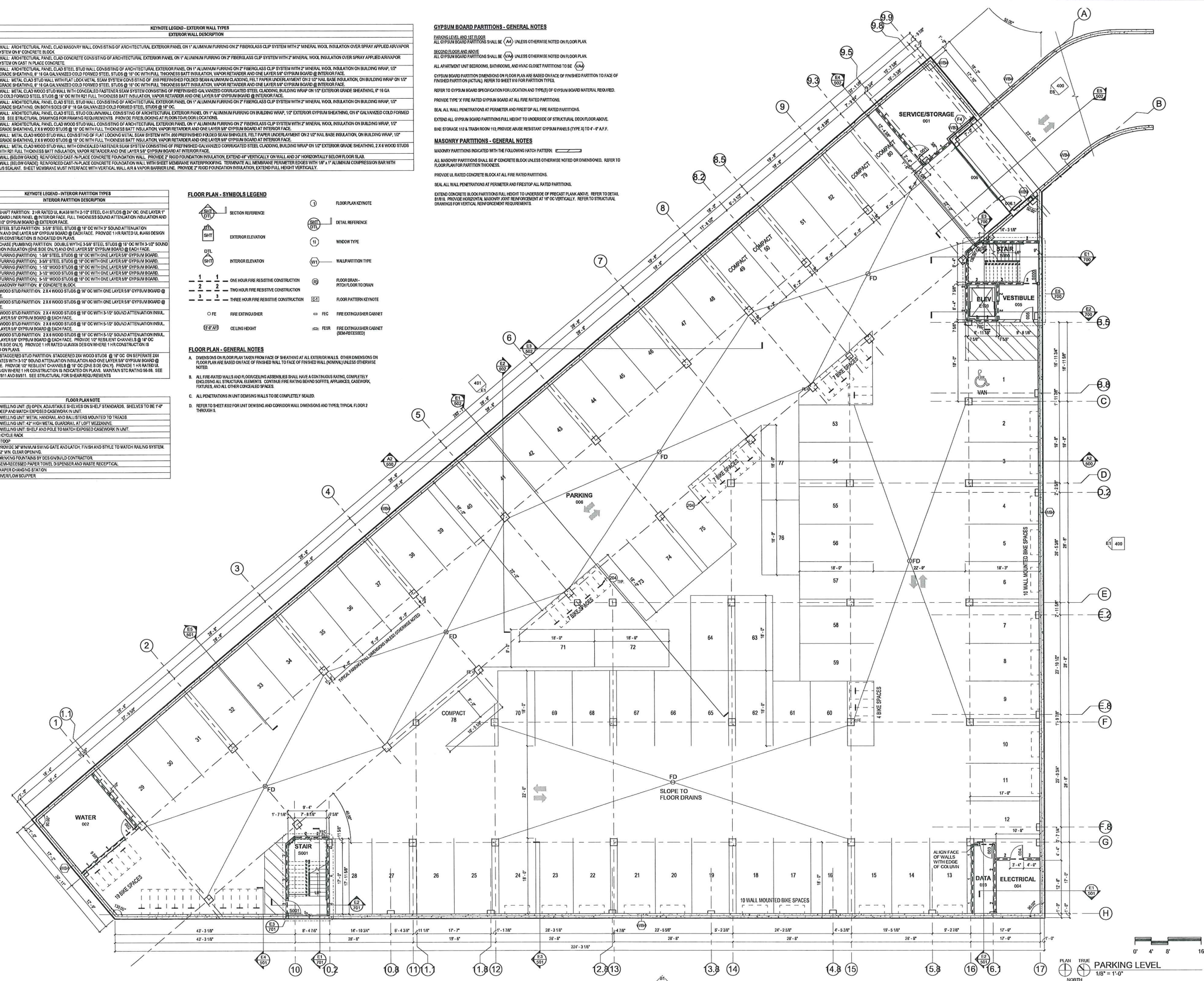
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE 1/4" RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL #1616. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE
W9	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH FLAT LOCK METAL BEAM SYSTEM CONSISTING OF 160 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAYMENT ON 2 1/2" NAL BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 6" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC
W9G	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GYPSUM SHEATHING, ON 6" GALVANIZED COLD FORMED STEEL STUDS
W9H	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOCKING METAL BEAM SYSTEM WITH 160 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAYMENT ON 2 1/2" NAL BASE INSULATION, ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9B	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL, PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 4" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB
W9B	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION ON WALL WITH 6-SET MEMBRANE WATERPROOFING, TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/4" X 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHUTTLE PARTITION: 2 HR RATED UL-R438 WITH 2 1/2" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE
A1	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 18" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL-R445 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS
BA	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 18" OC WITH 3 1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
F2	INTERIOR FURRING PARTITION: 1-5/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD
F4	INTERIOR FURRING PARTITION: 3-5/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV2	INTERIOR FURRING PARTITION: 1-1/2" WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV4	INTERIOR FURRING PARTITION: 3-1/2" WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV6	INTERIOR FURRING PARTITION: 5-1/2" WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD
W9	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK
V1	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
V6	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
VA	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH 3 1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
VA8	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 18" OC WITH 3 1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
VA9	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 18" OC WITH 3 1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 18" OC CORRIDOR SIDE ONLY. PROVIDE 1 HR RATED UL-R445 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS
V9/4	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 18" OC ON SEPARATE 2X4 WOOD PLATES WITH 3 1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 18" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL-R445 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STD RATING 95-59. SEE DETAIL E3811 AND B5811. SEE STRUCTURAL FOR SHEAR REQUIREMENTS

NOTE #	FLOOR PLAN NOTE
200	DWELLING UNIT: (B) OPEN ADJUSTABLE SHELVES ON SHELF STANDARDS. SHELVES TO BE 1 1/4" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLSTERS MOUNTED TO TREADS
202	DWELLING UNIT: 42" HIGH METAL GUARDRAIL AT LOFT MEZZANINE
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BICYCLE RACK
205	STOOP
206	PROVIDE 30" MINIMUM SWING GATE AND LATCH; FINISH AND STYLE TO MATCH RAILING SYSTEM. 30" MIN CLEAR OPENING
207	DRINKING FOUNTAINS BY DESIGN/BUILD CONTRACTOR
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTAL
209	PAPER CHANGING STATION
210	OVERFLOW SLOPPER

FLOOR PLAN - SYMBOLS LEGEND

	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		WINDOW TYPE
	INTERIOR ELEVATION		WALL/PARTITION TYPE
	ONE HOUR FIRE RESISTIVE CONSTRUCTION		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	TWO HOUR FIRE RESISTIVE CONSTRUCTION		FLOOR PATTERN KEYNOTE
	THREE HOUR FIRE RESISTIVE CONSTRUCTION		FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET		FIRE EXTINGUISHER CABINET (RECESSED)
	CEILING HEIGHT		

FLOOR PLAN - GENERAL NOTES

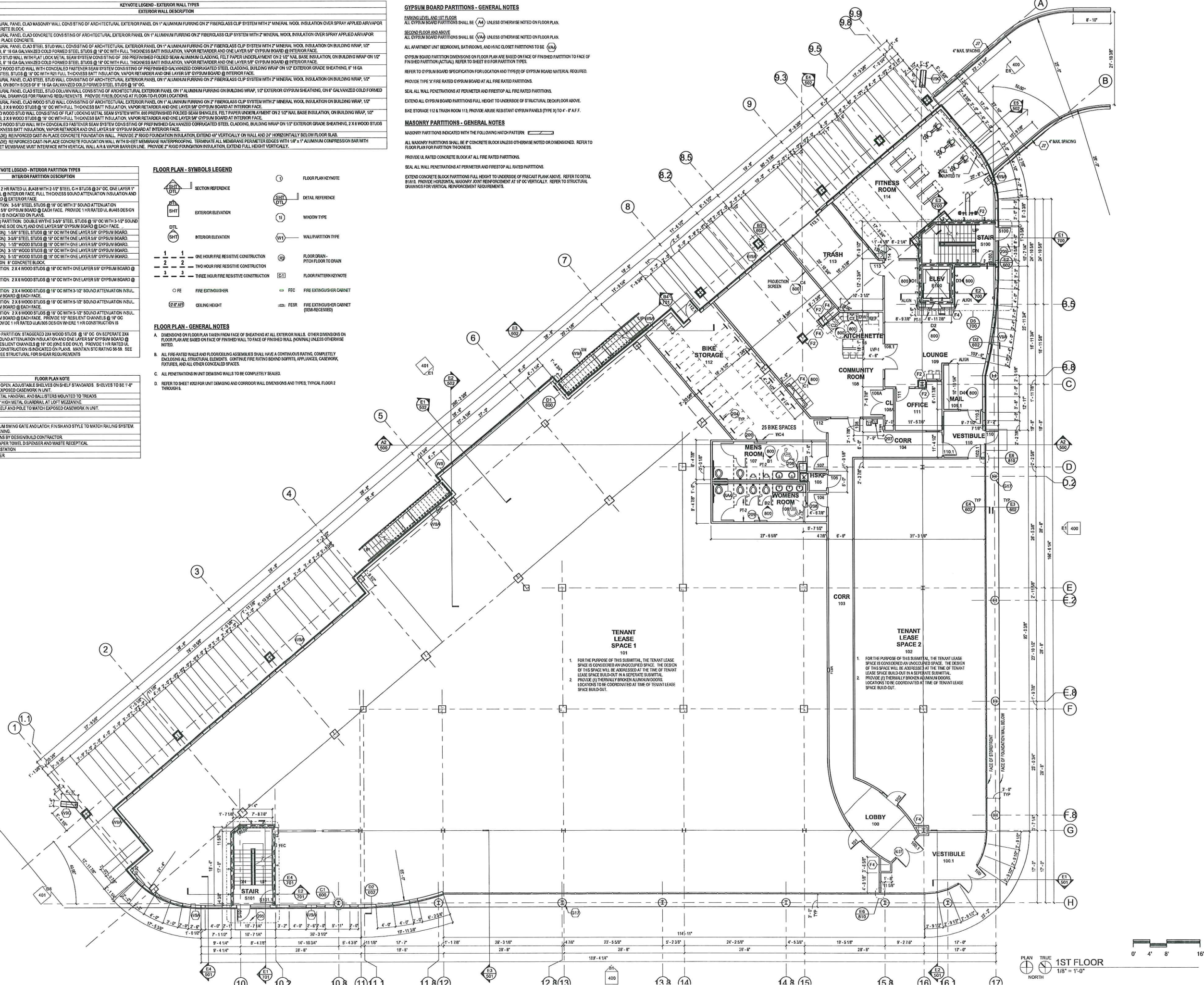
- A. DIMENSIONS ON FLOOR PLAN TAKEN FROM FACE OF SHEATHING AT ALL EXTERIOR WALLS. OTHER DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL (NOMINAL) UNLESS OTHERWISE NOTED.
- B. ALL FIRE-RATED WALLS AND FLOORING ASSEMBLIES SHALL HAVE A CONTINUOUS RATING. COMPLETELY ENCLOSING ALL STRUCTURAL ELEMENTS. CONTINUE FIRE RATING BEHIND SOFFITS, APPLIANCES, CASEWORK, FIXTURES, AND ALL OTHER CONCEALED SPACES.
- C. ALL PENETRATIONS IN UNIT DEMISING WALLS TO BE COMPLETELY SEALED.
- D. REFER TO SHEET #002 FOR UNIT DEMISING AND CORRIDOR WALL DIMENSIONS AND TYPES, TYPICAL FLOOR 2 THROUGH 5.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- PARKING LEVEL AND 1ST FLOOR
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
SECOND FLOOR AND ABOVE
ALL GYPSUM BOARD PARTITIONS SHALL BE (VA) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HALL CLOSET PARTITIONS TO BE (VA)
GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET #118 FOR PARTITION TYPES.
REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.
BKE STORAGE 112 & TRASH ROOM 113. PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE X) TO 4" - 4" A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST SLAB ABOVE. REFER TO DETAIL B411. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 18" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



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Revisions

Drawn By:
DCC
KAB
Date:
02-17-2014

Job No.:
130153-01
Sheet No.:

201

KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 4" CONCRETE BLOCK.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN PLACE CONCRETE.
W9	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W1A	EXTERIOR WALL: METAL CLAD STEEL STUD WALL WITH FLAT LOCK METAL SEAM SYSTEM CONSISTING OF 560 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAMENT ON 2 1/2" NAL BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W1B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC.
W1G	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W1A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W1B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W1A	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN PLACE CONCRETE FOUNDATION WALL, PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 4" VERTICALLY UP WALL AND 4" HORIZONTALLY BELOW FLOOR SLAB.
W1B	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN PLACE CONCRETE FOUNDATION WALL WITH SHEET PILE MEMBRANE WATERPROOFING, TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/4" X 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
C1	1/4" IN CEILING PANELS EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	5/8" GYPSUM BOARD CEILING ON METAL SUSPENS ON SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C14	EXTERIOR SOFFIT: VENTED METAL SOFFIT PANEL SYSTEM ON UNDERSIDE OF FRAMING.
E1	ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.
E2	FIBERGLASS WINDOW SYSTEM WITH TEMPERED INSULATING GLASS.
G1	ALUMINUM ENTRANCE SYSTEM WITH TEMPERED INSULATING GLASS.
G2	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON TREATED 2X WOOD BLOCKING.
G4	METAL COPING SYSTEM: METAL COPING ON TREATED 2X WOOD BLOCKING.
G4	METAL SCUPPER AND DOWNSPOUT (SEE DETAIL A569).
G17	ALUMINUM COLUMN COVER.
J1	ALUMINUM OPEN DOUBLE RAIL RAILING SYSTEM W/ 1/2" SQUARE POSTS AND 3/4" PICKETS.
J2	STRUCTURAL GLASS RAILING SYSTEM BY RAILING MANUFACTURER, 42" MIN AFF.
J18	POINT SUPPORT GLASS RAILING SYSTEM BY RAILING MANUFACTURER, 42" MIN AFF.
R1	SINGLE PLY ROOFING SYSTEM, 1 HOUR RATED ASSEMBLY P22: FULLY ADHERED EPDM MEMBRANE ON TAPERED RIGID INSULATION (1" MIN AT SCUPPERS) ON EXTERIOR SHEATHING ON WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION AND 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE.
R2	SINGLE PLY ROOFING SYSTEM, 1 HOUR RATED ASSEMBLY P22: FULLY ADHERED EPDM MEMBRANE ON 2" AND D INSULATION ON 3/4" EXTERIOR WOOD SHEATHING ON SLOPED WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, 5/8" TYPE 'X' GYPSUM BOARD ON VAPOR RETARDER ON RESILIENT CHANNELS AT 16" OC DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE.
R4	SINGLE PLY ROOFING SYSTEM, FULLY ADHERED EPDM MEMBRANE ON 2" RIGID INSULATION ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM ON 8" STRUCTURAL PRECAST CONCRETE DECK.
R8	ROOF TOP PATIO SYSTEM, 24"x24"x2" ROOF PAVES ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM PROTECTION MAT, ON 1/2" RIGID INSULATION, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0" ON PRECAST CONCRETE DECK, 3 HOUR RATED.
R9	TERACE ROOF SYSTEM, 24"x24"x2" ROOF PAVES ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK.
R5A	ROOF PATIO SYSTEM, COMPOSITE DECKING ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK.
R10	SINGLE PLY ROOFING SYSTEM, 1 HOUR RATED ASSEMBLY P22: FULLY ADHERED EPDM MEMBRANE ON TAPERED RIGID INSULATION ON EXTERIOR SHEATHING ON WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE.
R11	SINGLE PLY ROOFING SYSTEM, FULLY ADHERED EPDM MEMBRANE ON 2" OF RIGID INSULATION ON 5/8" EXTERIOR SHEATHING ON STEEL ROOF FRAMING DECKING.
S1	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 1/4" COURSE STONE BASE COURSE.
S2	REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK REFER TO STRUCTURAL FOR THICKNESS.
S2C	W/ 4" REINFORCED CONCRETE, ON HIGH DENSITY RIGID INSULATION, ON DRAINAGE MAT, ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0" ON PRECAST CONCRETE DECK, 3 HOUR RATED.
S2E	REINFORCED CONCRETE TOPPING, ON HIGH DENSITY RIGID INSULATION, ON PRECAST CONCRETE DECK, REFER TO STRUCTURAL FOR THICKNESS, 3 HOUR RATED.
S2G	W/ 4" LANDSCAP MATERIAL, REFER TO LANDSCAPE PLAN ON 2" HIGH DENSITY RIGID INSULATION ON DRAINAGE MAT ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0" ON PRECAST CONCRETE DECK, 3 HOUR RATED.
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK (SEE STRUCTURAL).
S5	FLOORCEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FRAMING, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING.
S8	FLOORCEILING ASSEMBLY, UL DESIGN #1053, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FLOOR TRUSS/JOIST. BEVEL GYPSUM UNDERLAYMENT AS REQUIRED FOR FLUSH TRANSITION TO ROOF PATIO PAVERS.
S5A	FLOORCEILING ASSEMBLY, UL DESIGN #1053, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD OVER FRAMING WITH FULL-DEPTH BLOWN IN INSULATION, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION AT VERTICALS E.D.A., 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AS REQUIRED FOR FLUSH TRANSITION TO ROOF PATIO PAVERS.
S8	BALCONY DECK, 2x COMPOSITE DECKING ON 2x TREATED WOOD FRAMING.
S9	METAL PAX STAIRS WITH CONCRETE INFILL, STEEL STRINGERS.
S10	2X WOOD STAIRS, 2X WOOD STRINGERS, 3/4" PLYWOOD DECK, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING.

NOTE #	FLOOR PLAN NOTE
200	DWELLING UNIT (N) OPEN ADJUSTABLE SHELVES ON SELF STANDARDS. SHELVES TO BE 1'-0" DEEP AND W/AT EXPOSED CASEWORK LINE.
201	DWELLING UNIT: METAL HANDRAIL AND BALLUSTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 42" HIGH METAL GUARDRAIL AT LOFT MEZZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BI-CYCLE RACK.
205	STOOP.
206	PROVIDE 36" MINIMUM SWING GATE AND LATCH, FINISH AND STYLE TO MATCH RAILING SYSTEM.
207	1/2" MIN CLEAR OPENING.
207	DRINKING FOUNTAINS BY DESIGN/BUILD CONTRACTOR.
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTICAL.
209	DIAPER CHANGING STATION.
210	OVERFLOW SQUIPPER.

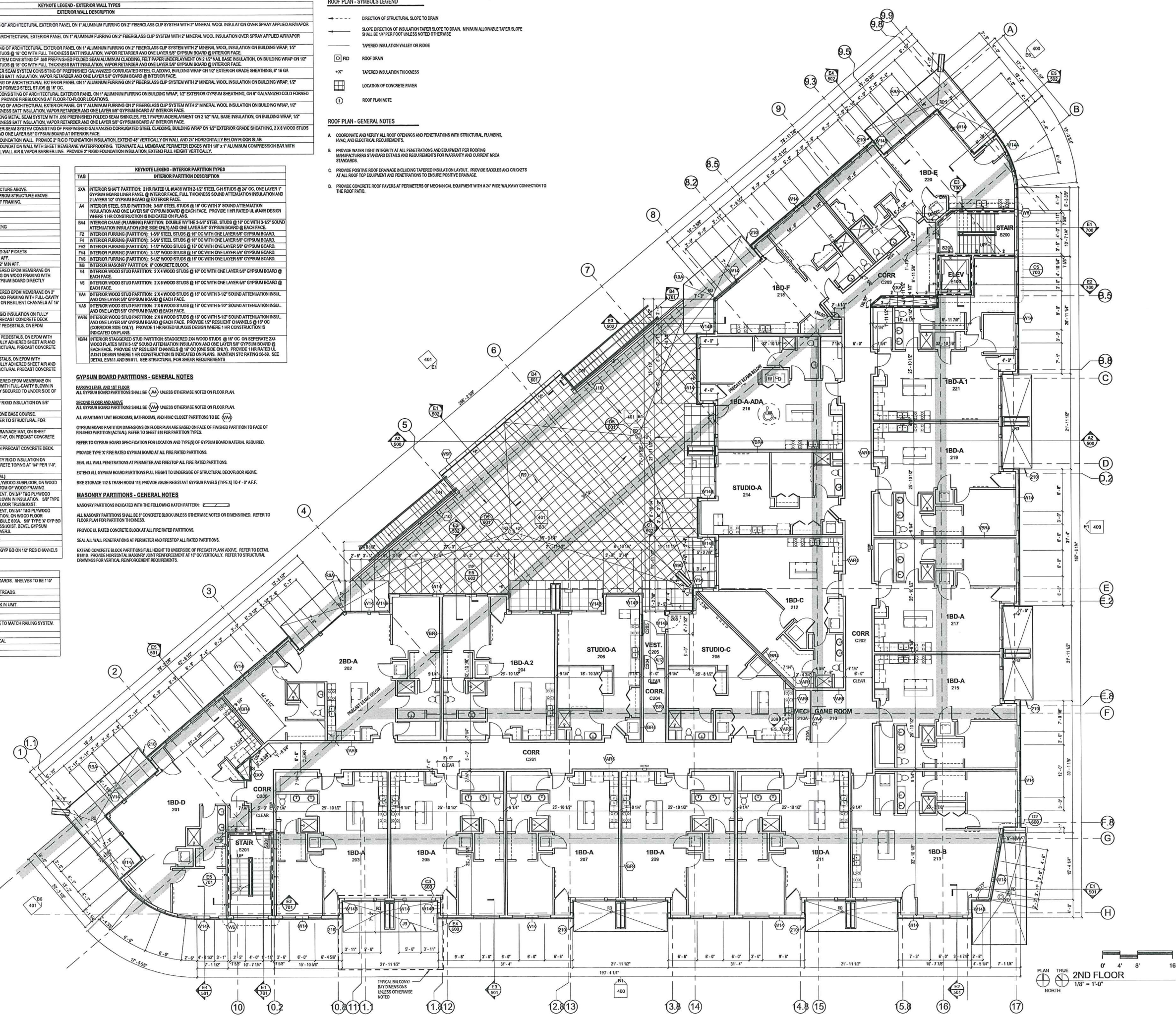
KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
20A	INTERIOR SHIRT PARTITION: 2 HR RATED UL #14M WITH 2 1/2" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL @ EXTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ INTERIOR FACE.
A1	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 1" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #445 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BA	INTERIOR CHASE PLUMBING PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
F2	INTERIOR FURRING (PARTITION): 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F3	INTERIOR FURRING (PARTITION): 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F10	INTERIOR FURRING (PARTITION): 1-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F14	INTERIOR FURRING (PARTITION): 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F18	INTERIOR FURRING (PARTITION): 5-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
W1	INTERIOR MASONRY PARTITION: 2" CONCRETE BLOCK.
W8	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V1A	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V1B	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL#445 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
VBR4	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 16" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #441 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 58-59. SEE DETAIL E3111 AND B5111. SEE STRUCTURAL FOR SHEAR REQUIREMENTS.

GYPSUM BOARD PARTITIONS - GENERAL NOTES	
PARTITION LEVEL AND 1ST FLOOR	
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.	
SECOND FLOOR AND ABOVE	
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.	
ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HVAC CLOSET PARTITIONS TO BE (A) (A).	
GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET #10 FOR PARTITION TYPES.	
REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.	
PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.	
SEAL ALL WALL PENETRATIONS AT PERIMETER AND PRESTOP ALL FIRE RATED PARTITIONS.	
EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.	
BIKE STORAGE 112 & TRASH ROOM 113, PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE X) TO 4'-0" A.F.F.	

MASONRY PARTITIONS - GENERAL NOTES	
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN	
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.	
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.	
SEAL ALL WALL PENETRATIONS AT PERIMETER AND PRESTOP ALL RATED PARTITIONS.	
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL B111. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.	

ROOF PLAN - SYMBOLS LEGEND	
---	DIRECTION OF STRUCTURAL SLOPE TO DRAIN
---	SLOPE DIRECTION OF INSULATION TAPER SLOPE TO DRAIN. MINIMUM ALLOWABLE TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE
---	TAPERED INSULATION VALLEY OR RIDGE
RO	ROOF DRAIN
---	TAPERED INSULATION THICKNESS
---	LOCATION OF CONCRETE PAVES
1	ROOF PLAN NOTE

ROOF PLAN - GENERAL NOTES	
A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.	
B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WINDUPLY AND CURRENT NRCA STANDARDS.	
C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CROCKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.	
D. PROVIDE CONCRETE ROOF PAVES AT PERIMETERS OF MECHANICAL EQUIPMENT WITH A 24" WIDE WALKWAY CONNECTION TO THE ROOF PATIO.	



KEYNOTE LEGEND - EXTERIOR PARTITION TYPES	
TAG	EXTERIOR PARTITION DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE
W9	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 6" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W5A	EXTERIOR WALL: METAL CLAD STUD WALL WITH FLAT LOCK METAL SEAM SYSTEM CONSISTING OF 60 PREPRESSED TO-ZED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAMENT ON 2 1/2" NAU BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 6" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W5B	EXTERIOR WALL: METAL CLAD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREPRESSED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 6" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 6" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC
W9G	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GYPSUM SHEATHING, ON 6" GALVANIZED COLD FORMED STEEL STUDS. SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. PROVIDE FIRE-RATING AT FLOOR-TO-FLOOR LOCATIONS
W14	EXTERIOR WALL: ARCHITECTURAL PANEL, CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOCKING METAL SEAM SYSTEM WITH 60 PREPRESSED TO-ZED SEAM STUDS, FELT PAPER UNDERLAMENT ON 2 1/2" NAU BASE INSULATION, ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREPRESSED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W3B	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W5A	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AND A VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL-B438 WITH 2-1/2" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD, INTERIOR OR EXTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE
M1	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL-B438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS
BM	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
F2	INTERIOR FURRING PARTITION: 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD
F4	INTERIOR FURRING PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV2	INTERIOR FURRING PARTITION: 1-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV4	INTERIOR FURRING PARTITION: 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD
FV6	INTERIOR FURRING PARTITION: 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD
M3	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK
V4	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
V6	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
VM	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
V8A	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE
V8B	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL-B438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS
V8A	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 16" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL-B438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 54-58. SEE DETAIL E3811 AND E3911. SEE STRUCTURAL DRAWINGS FOR SHEAR REQUIREMENTS

FLOOR PLAN NOTE	
200	DWELLING UNIT (D) OPEN ADJUSTABLE SHELVES ON SHELF STANDARDS. SHELVES TO BE 1-1/2" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLSTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 48" HIGH METAL GUARDRAIL AT LOFT MEZZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BI-CYCLE RACK
205	STOOP
206	PROVIDE 50" MINIMUM RAILING GATE AND LATCH; FINISH AND STYLE TO MATCH RAILING SYSTEM. 32" MIN. CLEAR OPENING
207	DRINKING FOUNTAINS BY DESIGN/BUILD CONTRACTOR
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTAC
209	DIAPER CHANGING STATION
210	OVERFLOW SLOPPER

GYPSUM BOARD PARTITIONS - GENERAL NOTES

PROVIDE LEVEL AND SET FLOOR ALL GYPSUM BOARD PARTITIONS SHALL BE (M) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
SECOND FLOOR AND ABOVE ALL GYPSUM BOARD PARTITIONS SHALL BE (M) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HVAC CLOSET PARTITIONS TO BE (M).
GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET B16 FOR PARTITION TYPES.
REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.
PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECKFLOOR ABOVE.
BIKE STORAGE 112 & TRASH ROOM 113, PROVIDE ABOVE REB STANT GYPSUM PANELS (TYPE X) TO 4' - 0" A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

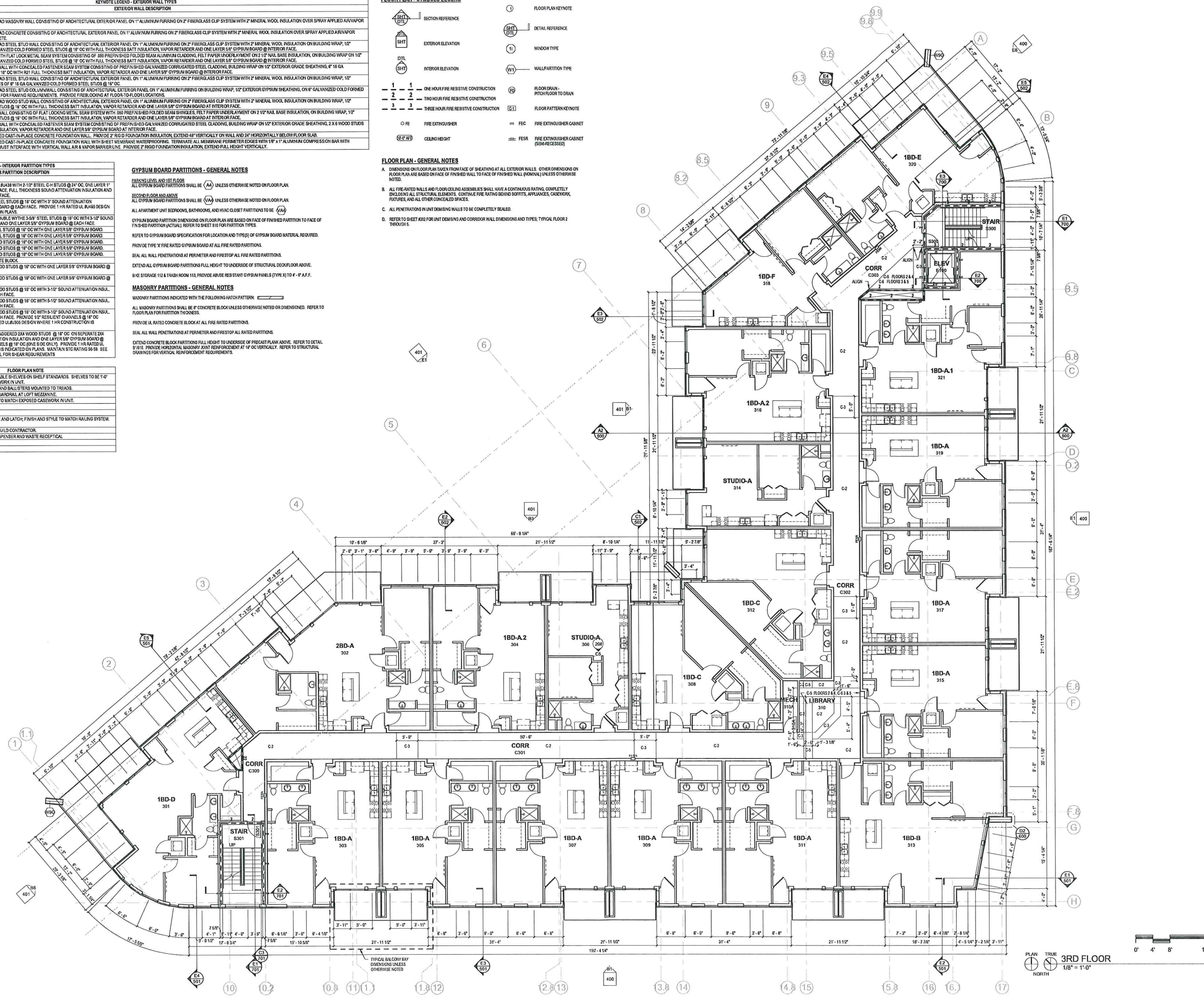
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL S'616. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

FLOOR PLAN - STAIRWELL LEGEND

SECTION REFERENCE	FLOOR PLAN KEYNOTE
SHIT DTL	DETAIL REFERENCE
SHIT DTL	WINDOW TYPE
DTL SHIT	WALL PARTITION TYPE
1 2 3	FLOOR DRAIN- PITCH FLOOR TO DRAIN
1 2 3	FLOOR PATTERN KEYNOTE
FE	FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER CABINET (BMA RECESSED)

FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN TAKEN FROM FACE OF SHEATHING AT ALL EXTERIOR WALLS. OTHER DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL) UNLESS OTHERWISE NOTED.
B. ALL FIRE-RATED WALLS AND FLOOR/CEILING ASSEMBLIES SHALL HAVE A CONTINUOUS RATING, COMPLETELY EXCLUDING ALL STRUCTURAL ELEMENTS. CONTINUE FIRE RATING BEHIND SOFFITS, APPLIANCES, CASEWORK, FLOUREES, AND ALL OTHER CONCEALED SPACES.
C. ALL PENETRATIONS IN UNIT DEMISING WALLS TO BE COMPLETELY SEALED.
D. REFER TO SHEET K002 FOR UNIT DEMISING AND CORRIDOR WALL DIMENSIONS AND TYPES, TYPICAL FLOOR 2 THROUGH 5.



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE.
W9	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9A	EXTERIOR WALL: METAL CLAD STEEL STUD WALL WITH FLAT LOCK METAL SEAM SYSTEM CONSISTING OF 600 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAYMENT ON 2 1/2" NATL BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC.
W9G	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GYPSUM SHEATHING, ON 6" GALVANIZED COLD FORMED STEEL STUDS. SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. PROVIDE FIREPROOFING AT FLOOR-TO-FLOOR LOCATIONS.
W14	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W14A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOCKING METAL SEAM SYSTEM WITH 600 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAYMENT ON 2 1/2" NATL BASE INSULATION, ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 16" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W15	EXTERIOR WALL: BELOW GRADE, REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 4" VERTICALLY ON WALL AND 36" HORIZONTALLY BELOW FLOOR SLAB.
W16	EXTERIOR WALL: BELOW GRADE, REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL, AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL-R438 WITH 2 1/2" STEEL C-H STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LAYER PANEL @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE.
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL-R438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BA1	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3 1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
F2	INTERIOR FURRING PARTITION: 1-5/8" STEEL STUDS @ 15" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING PARTITION: 3-5/8" STEEL STUDS @ 15" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV2	INTERIOR FURRING PARTITION: 1-1/2" WOOD STUDS @ 15" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV4	INTERIOR FURRING PARTITION: 3-1/2" WOOD STUDS @ 15" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV6	INTERIOR FURRING PARTITION: 5-1/2" WOOD STUDS @ 15" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
V4	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
VM	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
VM8	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSUL AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
VAR8	INTERIOR WOOD STUD PARTITION: 2 X 8 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSUL AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 58-59. SEE DETAIL E311 AND B5911. SEE STRUCTURAL FOR SHEAR REQUIREMENTS.
VB4	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 16" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL-R438 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 58-59. SEE DETAIL E311 AND B5911. SEE STRUCTURAL FOR SHEAR REQUIREMENTS.

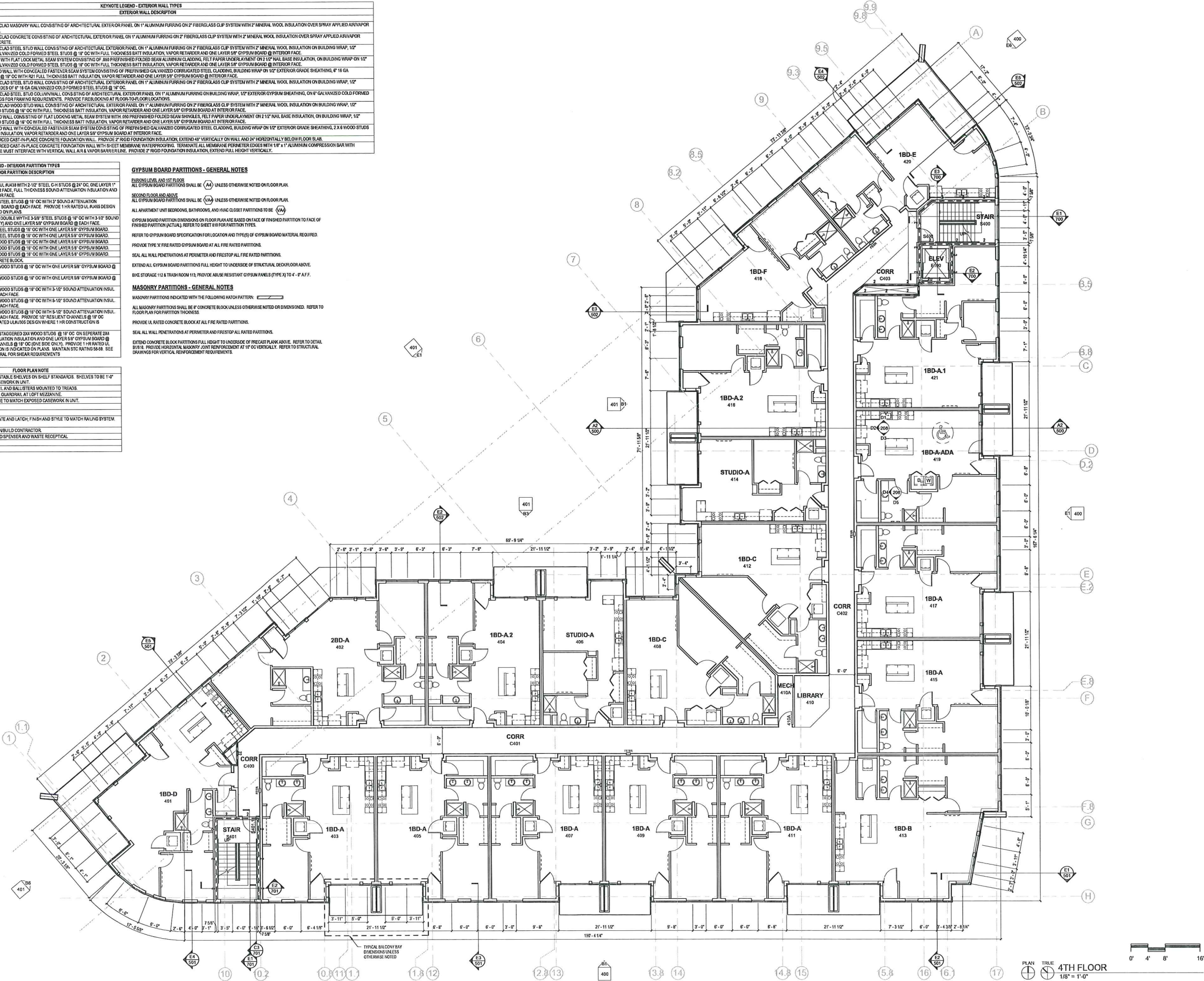
NOTE #	FLOOR PLAN NOTE
200	DWELLING UNIT: (N) OPEN, ADJUSTABLE SHELVES ON SHELF STANDARDS. SHELVES TO BE 1-1/4" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLSTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 12" HIGH METAL GUARDRAIL AT OFF MEZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BICYCLE RACK.
205	STOOP.
206	PROVIDE 36" MINIMUM SWING GATE AND LATCH; FINISH AND STYLE TO MATCH RAILING SYSTEM, 32" MIN. CLEAR OPENING.
207	DRAINING FOUNTAINS BY DESIGNBUILT CONTRACTOR.
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTICAL.
209	PAVER CHANGING STATION.
210	OVERHUNG SCUPPER.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

PARKING LEVEL AND 1ST FLOOR
ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
SECOND FLOOR AND ABOVE
ALL GYPSUM BOARD PARTITIONS SHALL BE (VA4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HVAC CLOSET PARTITIONS TO BE (VA4).
GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET B10 FOR PARTITION TYPES.
REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.
PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.
BIKE STORAGE 112 & TRASH ROOM 113. PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE X) TO 4'-0" A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.
EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL B1018. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK.
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST IN PLACE CONCRETE.
W9	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ STEEL, STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9A	EXTERIOR WALL: METAL CLAD STUD WALL WITH FLAT LOCK METAL SEAM SYSTEM CONSISTING OF 160 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAMENT ON 2 1/2" NAU BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER BEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W9C	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ STEEL, STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 8" 18 GA GALVANIZED COLD FORMED STEEL STUDS @ 18" OC.
W9D	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ STEEL, STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GYPSUM SHEATHING, ON 8" GALVANIZED COLD FORMED STEEL STUDS. SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. PROVIDE FINISH JOINTS AT FLOOR TO FLOOR LOCATIONS.
W14	EXTERIOR WALL: ARCHITECTURAL PANEL, GLAZ WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL, ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
W14A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOCKING METAL SEAM SYSTEM WITH 160 PREFINISHED FOLDED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAMENT ON 2 1/2" NAU BASE INSULATION, ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 18" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER BEAM SYSTEM CONSISTING OF PREFINISHED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 8 WOOD STUDS @ 18" OC WITH R21 FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
W93	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION. EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W94	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" X 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION. EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
2XA	INTERIOR SHAFT PARTITION: 2 HR RATED UL #488 WITH 3-1/2" STEEL CH STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD UNDER PANEL, @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE.
A1	INTERIOR STEEL STUD PARTITION: 3/8" STEEL STUDS @ 18" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #488 DESIGN WHERE 1 HR CONSTRUCTION IS NOTICED ON PLANS.
BA1	INTERIOR C-CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3/8" STEEL STUDS @ 18" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
F2	INTERIOR FURRING (PARTITION): 3/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING (PARTITION): 3/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV2	INTERIOR FURRING (PARTITION): 3/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV4	INTERIOR FURRING (PARTITION): 3/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV6	INTERIOR FURRING (PARTITION): 3/8" STEEL STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
M1	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.
V4	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V6	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH 3-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8A	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8B	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 18" OC WITH 5-1/2" SOUND ATTENUATION INSUL. AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 18" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL #488 DESIGN WHERE 1 HR CONSTRUCTION IS NOTICED ON PLANS.
V8B1	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 18" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 18" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL #488 DESIGN WHERE 1 HR CONSTRUCTION IS NOTICED ON PLANS. MAINTAIN STC RATING 55-58. SEE DETAIL E3111 AND E3111.1. SEE STRUCTURAL FOR BEAM REQUIREMENTS.

NOTE #	FLOOR PLAN NOTE
200	DWELLING UNIT: (B) OPEN, ADJUSTABLE SHELVES ON SHELF STANDARDS. SHELVES TO BE 1-1/2" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLASTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 42" HIGH METAL GUARDRAIL AT LOFT MEZZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BICYCLE RACK.
205	STOOP.
206	PROVIDE 36" W/INCH BWM GATE AND LATCH, FINISH AND STYLE TO MATCH RAILING SYSTEM. 36" MIN. CLEAR OPENING.
207	DRAINING FOUNTAINS BY DESIGN BUILD CONTRACTOR.
208	SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTICAL.
209	DRAINER CHANGING STATION.
210	OVERFLOW SCUPPER.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

PARTITION LEVEL AND 1ST FLOOR
ALL GYPSUM BOARD PARTITIONS SHALL BE (A1) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

SECOND FLOOR AND ABOVE
ALL GYPSUM BOARD PARTITIONS SHALL BE (V4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HVAC CLOSET PARTITIONS TO BE (V4).

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET #16 FOR PARTITION TYPES.

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.

BIKE STORAGE 112 & TRASH ROOM 113; PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE A1) TO 4' - 6' A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

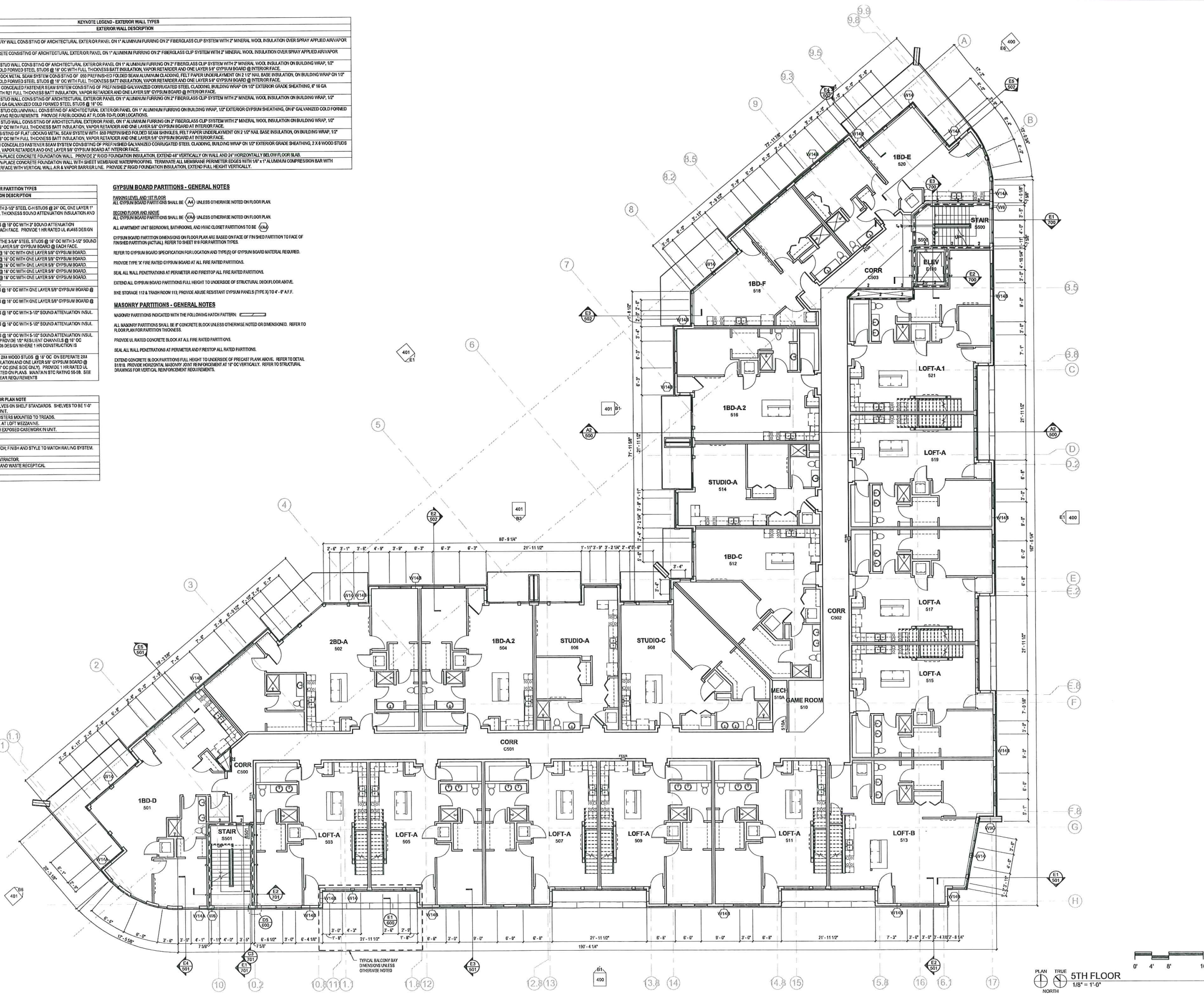
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE TYPE 'X' FIRE RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL B1111. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 18" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION
W6	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD MASONRY WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE BLOCK
W6F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD CONCRETE CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE
W9	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION OVER SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9A	EXTERIOR WALL: METAL CLAD STEEL STUD WALL WITH FLAT LOCK METAL SEAM SYSTEM CONSISTING OF PREPARED INSULATED SEAM ALUMINUM CLADDING, FELT PAPER UNDERLAYMENT ON 1/2" NAL BASE INSULATION, ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9F	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREPARED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W9F	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, ON BOTH SIDES OF 8" 16 GA GALVANIZED COLD FORMED STEEL STUDS @ 16" OC
W9G	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD STEEL STUD COLUMN WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON BUILDING WRAP, 1/2" EXTERIOR GYPSUM SHEATHING, ON 6" GALVANIZED COLD FORMED STEEL STUDS. SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. PROVIDE FIRE-RATED JOINTS AT FLOOR-TO-FLOOR LOCATIONS.
W14	EXTERIOR WALL: ARCHITECTURAL PANEL CLAD WOOD STUD WALL CONSISTING OF ARCHITECTURAL EXTERIOR PANEL ON 1" ALUMINUM FURRING ON 2" FIBERGLASS CLIP SYSTEM WITH 2" MINERAL WOOL INSULATION ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14A	EXTERIOR WALL: METAL CLAD WOOD STUD WALL CONSISTING OF FLAT LOCKING METAL SEAM SYSTEM WITH .065 PREPARED FOLDED SEAM SHINGLES, FELT PAPER UNDERLAYMENT ON 1/2" NAL BASE INSULATION, ON BUILDING WRAP, 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W14B	EXTERIOR WALL: METAL CLAD WOOD STUD WALL WITH CONCEALED FASTENER SEAM SYSTEM CONSISTING OF PREPARED GALVANIZED CORRUGATED STEEL CLADDING, BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING, 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE
W53	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
W54	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION ON WALL WITH SHEET MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 16" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
C1	LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE
C2	5/8" GYPSUM BOARD CEILING ON METAL SUSPENSION SYSTEM SUSPENDED FROM STRUCTURE ABOVE
C4	EXTERIOR SOFFIT: VENTED METAL SOFFIT PANEL SYSTEM ON UNDERSIDE OF FRAMING
E1	ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS
E2	FIBERGLASS WINDOW SYSTEM WITH INSULATING GLASS
E3	ALUMINUM ENTRANCE SYSTEM WITH TAPERED INSULATING GLASS
G1	METAL FASCIA SYSTEM: METAL GABLE, STOP ON TREATED 2X WOOD BLOCKING
G2	METAL COPING SYSTEM: METAL COPING ON TREATED 2X WOOD BLOCKING
G4	METAL SCUPPER AND DOWNSPOUT (SEE DETAIL A500)
G11	ALUMINUM COLUMN COVER
J1	ALUMINUM OPEN DOUBLE RAIL RAILING SYSTEM W/ 1/2" SQUARE POSTS AND 3/4" PICKETS
J9	STRUCTURAL GLASS RAILING SYSTEM BY RAILING MANUFACTURER, 42" MIN AFF.
J19	POINT-SUPPORTED GLASS RAILING SYSTEM BY RAILING MANUFACTURER, 42" MIN AFF.
R1	SINGLE PLY ROOFING SYSTEM, 1-HOUR RATED ASSEMBLY P302, FULLY ADHERED EPDM MEMBRANE ON TAPERED RIGID INSULATION (1" MIN AT SCUPPERS) ON EXTERIOR SHEATHING ON WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE
R2	SINGLE PLY ROOFING SYSTEM, 1-HOUR RATED ASSEMBLY P302, FULLY ADHERED EPDM MEMBRANE ON 2" RIGID INSULATION ON, ON 3/4" EXTERIOR WOOD SHEATHING ON SLOPED WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD ON RESILIENT CHANNELS @ 16" OC DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE
R4	SINGLE PLY ROOFING SYSTEM, FULLY ADHERED EPDM MEMBRANE ON 2" RIGID INSULATION ON FULLY ADHERED SHEET AIR AND VAPOR BARRIER SYSTEM ON 8" STRUCTURAL PRECAST CONCRETE DECK
R8	ROOF TOP PATIO SYSTEM: 2 1/2" X 2 1/2" ROOF PAVES ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM PROTECTION MAT, ON ROOF TYPE R2
R8	TERRACE ROOF SYSTEM: 2 1/2" X 2 1/2" ROOF PAVES ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK
R8A	ROOF PATIO SYSTEM: COMPOSITE DECKING ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK
R10	SINGLE PLY ROOFING SYSTEM, 1-HOUR RATED ASSEMBLY P302, FULLY ADHERED EPDM MEMBRANE ON TAPERED RIGID INSULATION ON EXTERIOR WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY SECURED TO UNDER SIDE OF WOOD STRUCTURE
R11	SINGLE PLY ROOFING SYSTEM, FULLY ADHERED EPDM MEMBRANE ON 2" OF RIGID INSULATION ON 5/8" EXTERIOR SHEATHING ON STEEL ROOF FRAMING DECKING
S1	8" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 24" COURSE STONE BASE COURSE
S2	REINFORCED CONCRETE TOPPING ON STRUCTURAL CONCRETE DECK REFER TO STRUCTURAL FOR THICKNESS
S20	MIN 4" REINFORCED CONCRETE, ON HIGH DENSITY RIGID INSULATION, ON DRAINAGE MAT, ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0", ON PRECAST CONCRETE DECK, 3-HR RATED
S26	REINFORCED CONCRETE TOPPING, ON HIGH DENSITY RIGID INSULATION, ON PRECAST CONCRETE DECK, REFER TO STRUCTURAL FOR THICKNESS, 3-HR RATED
S20	MIN 4" LANDSCAP MATERIAL, REFER TO LANDSCAPE PLAN ON HIGH DENSITY RIGID INSULATION ON DRAINAGE MAT ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0", ON PRECAST CONCRETE DECK, 3-HR RATED
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK (SEE STRUCTURAL)
S5	FLOORCEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FRAMING, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING
S6	FLOORCEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM SIDE OF WOOD FLOOR TRUSS/JOIST
S6A	FLOORCEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD OVER FRAMING WITH FULL-DEPTH BLOWN IN INSULATION, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION AT VESTIBULE 600A, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM SIDE OF WOOD FLOOR TRUSS/JOIST. SEE DETAIL UNDERLAYMENT AS REQUIRED FOR FLUSH TRANSITION TO ROOF PATIO PAVERS.
S8	BALCONY DECK: 2x COMPOSITE DECKING ON 2x TREATED WOOD FRAMING
S9	METAL PAN STAIRS WITH CONCRETE FULL STEEL STRINGERS
S10	2X WOOD STAIRS, 2X WOOD STRINGERS, 3/4" PLYWOOD DECK, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING

GYPSUM BOARD PARTITIONS - GENERAL NOTES

PARKING LEVEL AND 1ST FLOOR
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

SECOND FLOOR AND ABOVE
ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

ALL APARTMENT UNIT BEDROOMS, BATHROOMS, AND HALL CLOSET PARTITIONS TO BE (A).

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (ACTUAL). REFER TO SHEET B10 FOR PARTITION TYPES.

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE 'X' FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/FLOOR ABOVE.

BIKE STORAGE 112 & TRASH ROOM 113, PROVIDE ABUSE RESISTANT GYPSUM PANELS (TYPE X) TO 4'-0" A.F.F.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN.

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONS REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE U-L RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANT ABOVE. REFER TO DETAIL B19-B. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

ROOF PLAN - SYMBOLS LEGEND

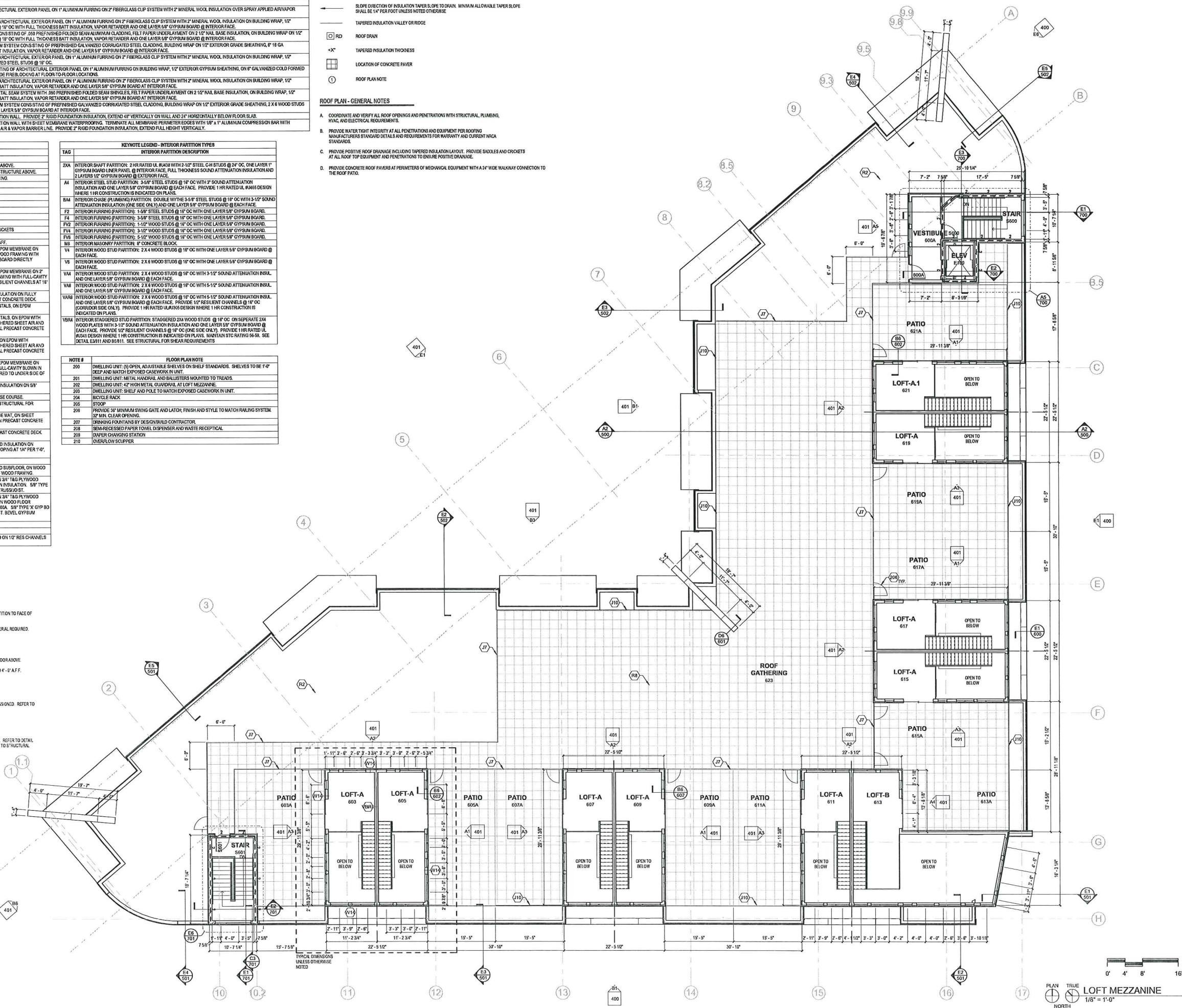
- DIRECTION OF STRUCTURAL SLOPE TO DRAIN
- SLOPE DIRECTION OF INSULATION TAPER SLOPE TO DRAIN. MINIMUM ALLOWABLE TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE
- TAPERED INSULATION VALLEY OR RIDGE
- RD ROOF DRAIN
- +X+ TAPERED INSULATION THICKNESS
- LOCATION OF CONCRETE PAVEMENT
- ROOF PLAN NOTE

ROOF PLAN - GENERAL NOTES

- COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
- PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CROCKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.
- PROVIDE CONCRETE ROOF PAVES AT PERIMETERS OF MECHANICAL EQUIPMENT WITH A 24" WIDE WALKWAY CONNECTION TO THE ROOF PATIO.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES	
TAG	INTERIOR PARTITION DESCRIPTION
ZXA	INTERIOR SHAFT PARTITION: 2 HR RATED UL RUSH WITH 3-1/2" STEEL CH STUDS @ 24" OC, ONE LAYER 1" GYPSUM BOARD LINER PANEL, @ INTERIOR FACE, FULL THICKNESS SOUND ATTENUATION INSULATION AND 2 LAYERS 1/2" GYPSUM BOARD @ EXTERIOR FACE
A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BA4	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
F2	INTERIOR FURRING PARTITION: 1-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
F4	INTERIOR FURRING PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV2	INTERIOR FURRING PARTITION: 1-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV4	INTERIOR FURRING PARTITION: 3-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
FV6	INTERIOR FURRING PARTITION: 5-1/2" WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK
V4	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V6	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8	INTERIOR WOOD STUD PARTITION: 2 X 4 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
V8B	INTERIOR WOOD STUD PARTITION: 2 X 6 WOOD STUDS @ 16" OC WITH 5-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORRIDOR SIDE ONLY). PROVIDE 1 HR RATED UL RUSH DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 54-58. SEE DETAIL E311 AND B5111. SEE STRUCTURAL FOR SHEAR REQUIREMENTS.
V8B	INTERIOR STAGGERED STUD PARTITION: STAGGERED 2X4 WOOD STUDS @ 16" OC ON SEPARATE 2X4 WOOD PLATES WITH 3-1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (ONE SIDE ONLY). PROVIDE 1 HR RATED UL RUSH DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS. MAINTAIN STC RATING 54-58. SEE DETAIL E311 AND B5111. SEE STRUCTURAL FOR SHEAR REQUIREMENTS.

FLOOR PLAN NOTE	
200	DWELLING UNIT: (B) OPEN ADJUSTABLE SHELVES ON SHELF STANDARDS. SHELVES TO BE 1/2" DEEP AND MATCH EXPOSED CASEWORK IN UNIT.
201	DWELLING UNIT: METAL HANDRAIL AND BALLSTERS MOUNTED TO TREADS.
202	DWELLING UNIT: 42" HIGH METAL GUARDRAIL AT LOFT MEZZANINE.
203	DWELLING UNIT: SHELF AND POLE TO MATCH EXPOSED CASEWORK IN UNIT.
204	BICYCLE RACK
205	STOOP
206	PROVIDE 36" MINIMUM SWING GATE AND LATCH, FINISH AND STYLE TO MATCH RAILING SYSTEM, 32" MIN CLEAR OPENING.
207	DRINKING FOUNTAINS BY DESIGN BUILD CONTRACTOR.
208	SEALED RECYCLED PAPER TOWEL DISPENSER AND WASTE RECEPTAC.
209	OVERFLOW SCUPPER

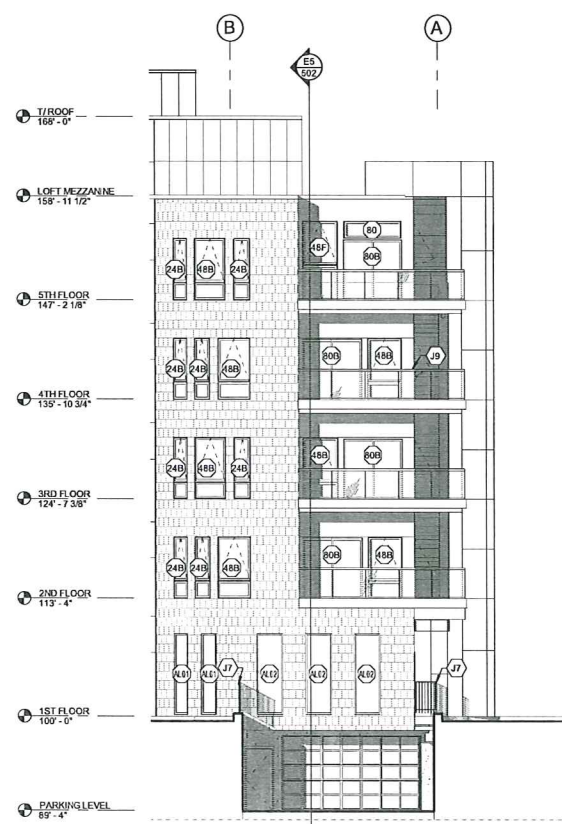




B1 400 SOUTHWEST ELEVATION
1/8" = 1'-0"



E1 400 SOUTHEAST ELEVATION
1/8" = 1'-0"



E6 400 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH PATTERNS	
	CORRUGATED METAL WALL PANELS
	DECORATIVE HIGH PRESSURE LAMINATE
	FOLDED SEAM METAL CLADDING

EXTERIOR ELEVATIONS - GENERAL NOTES	
A	PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
B	REFER TO SHEET 402 FOR WINDOW FRAME ELEVATIONS
C	SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
C1	LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C2	1/2" GYPSUM BOARD CEILING ON METAL SUSPENSION SYSTEM SUSPENDED FROM STRUCTURE ABOVE.
C14	EXTERIOR SOFFIT: VENTED METAL SOFFIT PANEL SYSTEM ON UNDERSIDE OF FRAMING.
E1	ALUMINUM STOREFRONT SYSTEM WITH INSULATING GLASS.
E2	FIBERGLASS WINDOW SYSTEM WITH INSULATING GLASS.
E3	ALUMINUM ENTRANCE SYSTEM WITH THERMO BREAK INSULATING GLASS.
G2	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON TREATED 2x WOOD BLOOMING.
G3	METAL COPING SYSTEM: METAL COPING ON TREATED 2x WOOD BLOOMING.
G4	METAL SCUPPER AND DOWNSPOUT. (SEE DETAIL AS502)
G17	ALUMINUM COLUMN COVER
J7	ALUMINUM OPEN DOUBLE RAIL RAILING SYSTEM W/ 1/2" SQUARE POSTS AND 3/4" PICKETS
J9	STRUCTURAL GLASS RAILING SYSTEM, BY RAILING MANUFACTURER, 42" MIN AFF.
J10	POINT-SUPPORTED GLASS RAILING SYSTEM, BY RAILING MANUFACTURER, 42" MIN AFF.
R1	SINGLE PLY ROOFING SYSTEM, 1 HOUR RATED ASSEMBLY P522: FULLY ADHERED EPDM MEMBRANE ON TAPERED RIGID INSULATION (1" MIN AT SCUPPERS) ON EXTERIOR SHEATHING ON WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD DIRECTLY SECURED TO UNDERSIDE OF WOOD STRUCTURE.
R2	SINGLE PLY ROOFING SYSTEM, 1 HOUR RATED ASSEMBLY P522: FULLY ADHERED EPDM MEMBRANE ON 2" RIGID INSULATION ON, ON 3/4" EXTERIOR WOOD SHEATHING ON SLOPED WOOD FRAMING WITH FULL-CAVITY BLOWN IN INSULATION, VAPOR RETARDER AND 5/8" TYPE 'X' GYPSUM BOARD ON RESILIENT CHANNELS AT 16" O.C. DIRECTLY SECURED TO UNDERSIDE OF WOOD STRUCTURE.
R4	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 2" RIGID INSULATION ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM ON 4" STRUCTURAL PRECAST CONCRETE DECK.
R9	ROOF TOP PATIO SYSTEM: 24"x24"x2" ROOF PAVERS ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM PROTECTION MAT, ON ROOF TYPE 'R2'.
R9A	TERRACE ROOF SYSTEM: 24"x24"x2" ROOF PAVERS ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK.
R10	ROOF PATIO SYSTEM: COMPOSITE DECKING ON ADJUSTABLE HEIGHT PEDESTALS, ON EPDM WITH PROTECTION MAT, ON 2" (MIN) RIGID INSULATION SLOPED TO DRAINS, ON FULLY ADHERED SHEET AIR AND VAPOR RETARDER SYSTEM, ON REINFORCED CONCRETE TOPPING ON STRUCTURAL PRECAST CONCRETE DECK.
R11	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON 2" OF RIGID INSULATION ON 5/8" EXTERIOR SHEATHING ON STEEL ROOF FRAMING/DECKING.
S1	5" REINFORCED CONCRETE SLAB ON VAPOR RETARDER ON 24" COURSE STONE BASE COURSE.
S2	REINFORCED CONCRETE TOPPING ON STRUCTURAL CONCRETE DECK. REFER TO STRUCTURAL FOR THICKNESS.
S2C	MIN 4" REINFORCED CONCRETE, ON HIGH DENSITY RIGID INSULATION, ON DRAINAGE MAT, ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0", ON PRECAST CONCRETE DECK, 3 HOUR RATED.
S2E	REINFORCED CONCRETE TOPPING, ON HIGH DENSITY RIGID INSULATION, ON PRECAST CONCRETE DECK. REFER TO STRUCTURAL FOR THICKNESS, 3 HR RATED.
S2F	MIN 4" LANDSCAPE MATERIAL, REFER TO LANDSCAPE PLAN ON 2" HIGH DENSITY RIGID INSULATION ON DRAINAGE MAT ON SHEET MEMBRANE WATERPROOFING, ON SLOPED CONCRETE TOPPING AT 1/4" PER 1'-0", ON PRECAST CONCRETE DECK, 3 HR RATED.
S3	CAST-IN-PLACE REINFORCED CONCRETE ON METAL DECK. (SEE STRUCTURAL)
S6	FLOOR/CEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FRAMING, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING.
S8	FLOOR/CEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FLOOR TRUSS/JOIST.
S6A	FLOOR/CEILING ASSEMBLY, 1 1/2" GYPSUM UNDERLAYMENT, ON 3/4" TAG PLYWOOD SUBFLOOR, ON WOOD OVER FRAMING WITH FULL-DEPTH BLOWN IN INSULATION, ON WOOD FLOOR TRUSS/JOIST ASSEMBLY WITH FULL-DEPTH BLOWN IN INSULATION AT VESTIBULE ROOM, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FLOOR TRUSS/JOIST. LEVEL GYPSUM UNDERLAYMENT AS REQUIRED FOR FLUSH TRANSITION TO ROOF PATIO PAVERS.
S8	SALCONY DECK: 2x COMPOSITE DECKING ON 2x TREATED WOOD FRAMING.
S9	METAL PAN STAIRS WITH CONCRETE INFILL, STEEL STRINGERS.
S10	2x WOOD STAIRS, 2x WOOD STRINGERS, 3/4" PLYWOOD DECK, 5/8" TYPE 'X' GYP BD ON 1/2" RES CHANNELS AT 16" O.C. ON BOTTOM OF WOOD FRAMING.

